

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 8, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Cathy Leyva, and Nancy Arkin.

Homeowners present: Bill Rauch #351; Todd McChesney of Bershire Hathaway Realtor (representing estate of #210); Karen Holdrege #351 for IDR.

Management: James Nguyen of Bartlein & Company, Inc.

Contractor: Todd Sauter of Carter Construction.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

Bill Rauch: Had questions about the fumigation scheduling and wanted to know if it had gone out for bids. Board told him it had and that these were routine scheduled fumigations. He also wanted to know if fumigators could put down chemical for ants to. Board would look into it.

Todd McChesney: Representing the estate of unit 210 and was concerned about the sloping floor. Board assured him that progress was being made to correct the sloping unit.

Approval of Prior Board Meeting Minutes: Joe motioned to approve minutes (1/11/18) as prepared, Howard seconded. Unanimous

Todd Sauter of Carter Construction: Came to report on survey done on units 209 and 210 and discovered 210 was in worse shape and was in fact 2" out of level well below industry standard. Suggested adding 13 helical piers for support and to level sloping floors. Also proposed shooting elevations for rest of #200's units in the affected building to make sure they aren't sloping either. Board agreed to allow further investigation before moving on and are awaiting proposal from Carter Construction.

Landscape Report: Maintenance, trees fertilized, 7610 finished drip conversion. Also mulching throughout complex.

Vendor Evaluation: Thanks to Matt Mora for keeping the lights on. Welcoming Tristan Smith to take care of the pool area as new Pool Coordinator, and Cathy motioned to thank Ruth for her many years of service to the association as Pool Coordinator, Joe seconded. Unanimous.

Treasurer's Report

	Jan 2018	YTD
Total Income	\$66,970.00	\$ 66,970.00
Op. Expenses	35,980.47	35,980.47
Reserve Expenditures	20,539.19	20,539.19
Total Expenditures	56,519.66	56,519.66
Transfer to Reserve	10,450.34	10,450.34
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,277,992.26	
Due from Unit Owners	\$ 9,945.46	
Total Assets	\$ 2,292,937.72	

Operating Expenses are about 1%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

Old Business:

- a. Updating Governing Docs: In progress.
- b. Sidewalk repair/replacement: In progress.
- c. Roofs/gutters/downspouts: Nothing at this point.
- d. Siding repairs: #210 dry rot.
- e. #209 kitchen floor slope: discussed waiting for proposal from Carter Const.
- f. Bat houses: tabled.
- g. #243 and #343: conflict between units; no action taken.
- h. Fumigation of bldgs 7628, 7634, and 7638 (\$6,380/bldg.) by Lenz; to schedule all 3 bldgs for 5/14/18 – 5/16/18; alternate dates 6/25/18 – 6/28/18.
- i. Building staircase light replacement: in progress.
- j. Concrete curb replacement: in progress.
- k. CC&R inspection of units: email from atty unhelpful. In progress.

New Business

- a. Pool coordinator: Tristan Smith. Cathy ratified the decision to hire Tristan to replace Ruth as Pool Coordinator. Joe seconded. Unanimous
- b. Fire Prep: tabled
- c. #239 pod for moving: gone the 15th of Jan.
- d. Recording Liens: none

Next Meeting 3/8/18 at 6PM, at 7610 meeting room

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora